



# Public Notice

**Applicant:**

**Date:**

G.T. Resources, Incorporated, and Marrano Marc/Equity Corporation  
Published: May 12, 2004  
Expires: June 12, 2004

**U.S. Army Corps  
of Engineers**

**In Reply Refer To:**

Buffalo District **CELRB-TD-R RE: 2002-02289(1) Section: NY 404**

**Application for Permit under Authority of  
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

G.T. Resources, Incorporated, and Marrano Marc/Equity Corporation, 2730 Transit Road, West Seneca, New York 14224, are proposing to impact waters of the United States (U.S.) for the construction of a residential housing development. The project site is located north of and adjacent to Rice Road, Town of Elma, Erie County, New York.

The project will impact a total of 3.5 acres of Federal wetland. The project occupies 62 acres of a 222 acre parcel. One Federal jurisdictional pond and sixteen Federal wetlands were identified within the 62 acre development area. Twelve and one-quarter (12 1/4) acres of Federal wetlands in addition to the 4 1/4 acre pond are located within the 62 acre development area.

In order to mitigate for the permanent loss of 3.5 acres of wetlands, G.T. Resources Inc. and Marrano Marc/Equity Corp. propose to create and enhance wetland areas on the site, and also preserve upland and wetland areas. In addition, they will preserve uplands surrounding the proposed mitigation wetlands. A total of approximately 5.35 acres of varied wetland habitat will be newly created within the upland old field habitat. The creation will consist of a mixed wet meadow, scrub/shrub, emergent marsh, and open water habitat. The remaining 160 acre parcel which is adjacent to the development parcel, will be preserved as green space and will provide a buffer for the created wetland. In addition, approximately 1.85 acres of emergent marsh, submergent marsh and deep water habitat will be created, and enhanced within the existing 4.25 acre pond in the development area. The combined mitigation project being proposed will enhance amphibian breeding habitat, waterfowl habitat, and fisheries habitat.

In addition to the currently proposed project plans shown on Sheets 1 - 10 of 18, the applicant has provided project alternatives on Sheets 11 - 13, and has provided a progression of plans showing minimization of wetland impacts on Sheets 14 - 18.

Location and details of the above described work are shown on the

attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Martin H. Crosson, who can be contacted by calling (716) 879-4346, or by e-mail at: martin.h.crosson@usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the New York State Department of Environmental Conservation.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, and should be marked to the attention of Martin H. Crosson, or by e-mail at: martin.h.crosson@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the

preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

# SIGNED

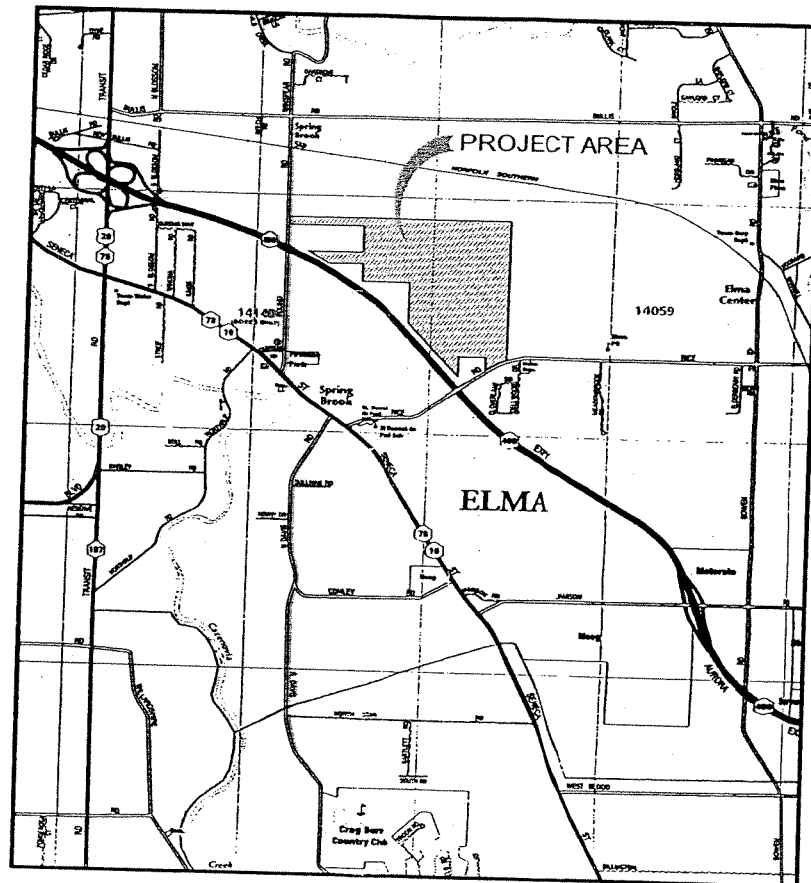
Thomas C. Switala  
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.

# SPRINGBROOK SHORES

## RICE ROAD

### TOWN OF ELMA, NEW YORK



LOCATION MAP  
NOT TO SCALE

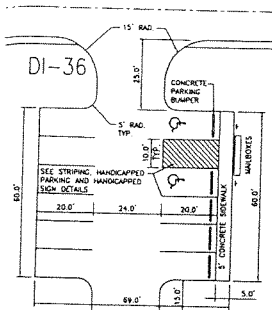


G.T. RESOURCES INC. AND MARRANO  
MARC/EQUITY CORP.  
D/A Processing No. 2002-02289(1)  
Erie County, New York Quad: ORCHARD PARK  
Sheet 1 of 20

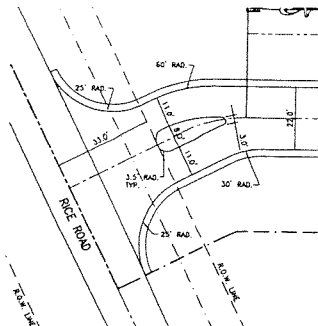
RECON



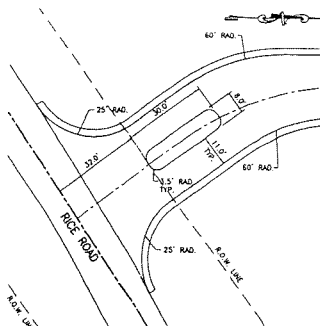




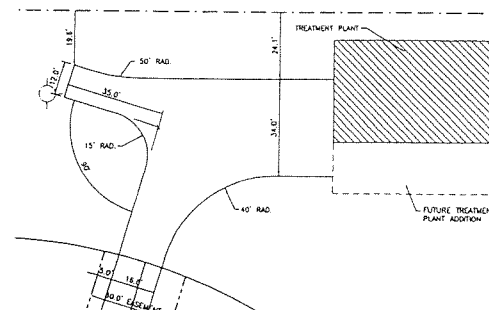
MAIL DELIVERY AREA DETAIL  
SCALE: 1" = 20'-0"



ENTRANCE AREA #1  
SCALE: 1" = 20'-0"

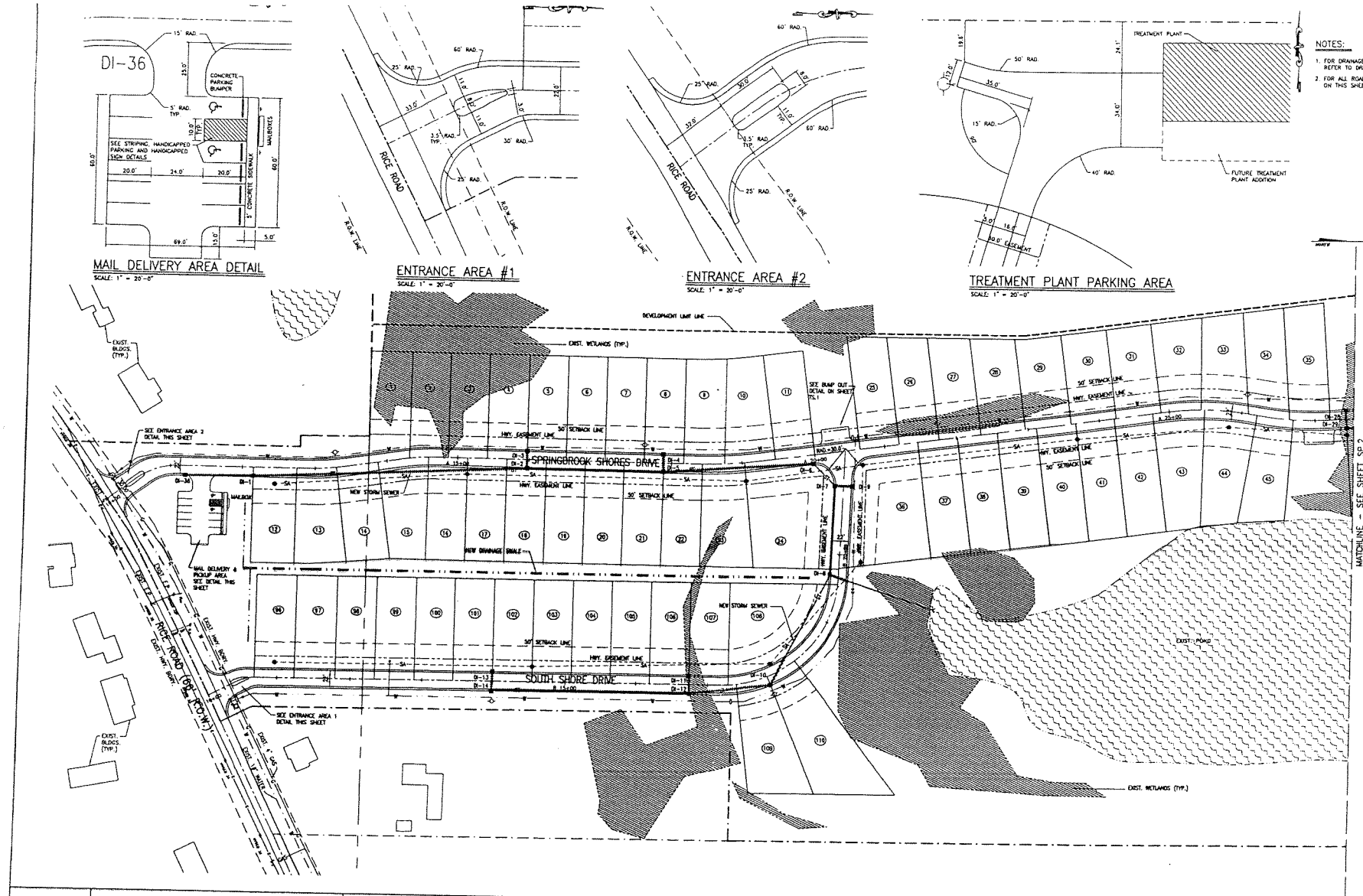


ENTRANCE AREA #2  
SCALE: 1" = 20'-0"



TREATMENT PLANT PARKING AREA  
SCALE: 1" = 20'-0"

- NOTES:
1. FOR DRAINAGE MALET (M) AND INVERT (I) INFORMATION REFER TO DRAINAGE STRUCTURE TABLES ON DWG. DT-1.
  2. FOR ALL ROAD ARC LENGTHS AND RADII NOT SPECIFIED ON THIS SHEET REFER TO MAP COVER DRAWING.



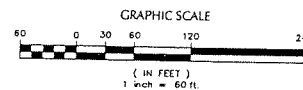
DiDonato Associates, P.E., P.C.  
Civil Engineers  
Buffalo, New York

G.T. RESOURCES INC., 2730 TRANSIT ROAD

WEST SENECA, NEW YORK 14224

SPRINGBROOK SHORES

SITE AND DRAINAGE PLAN

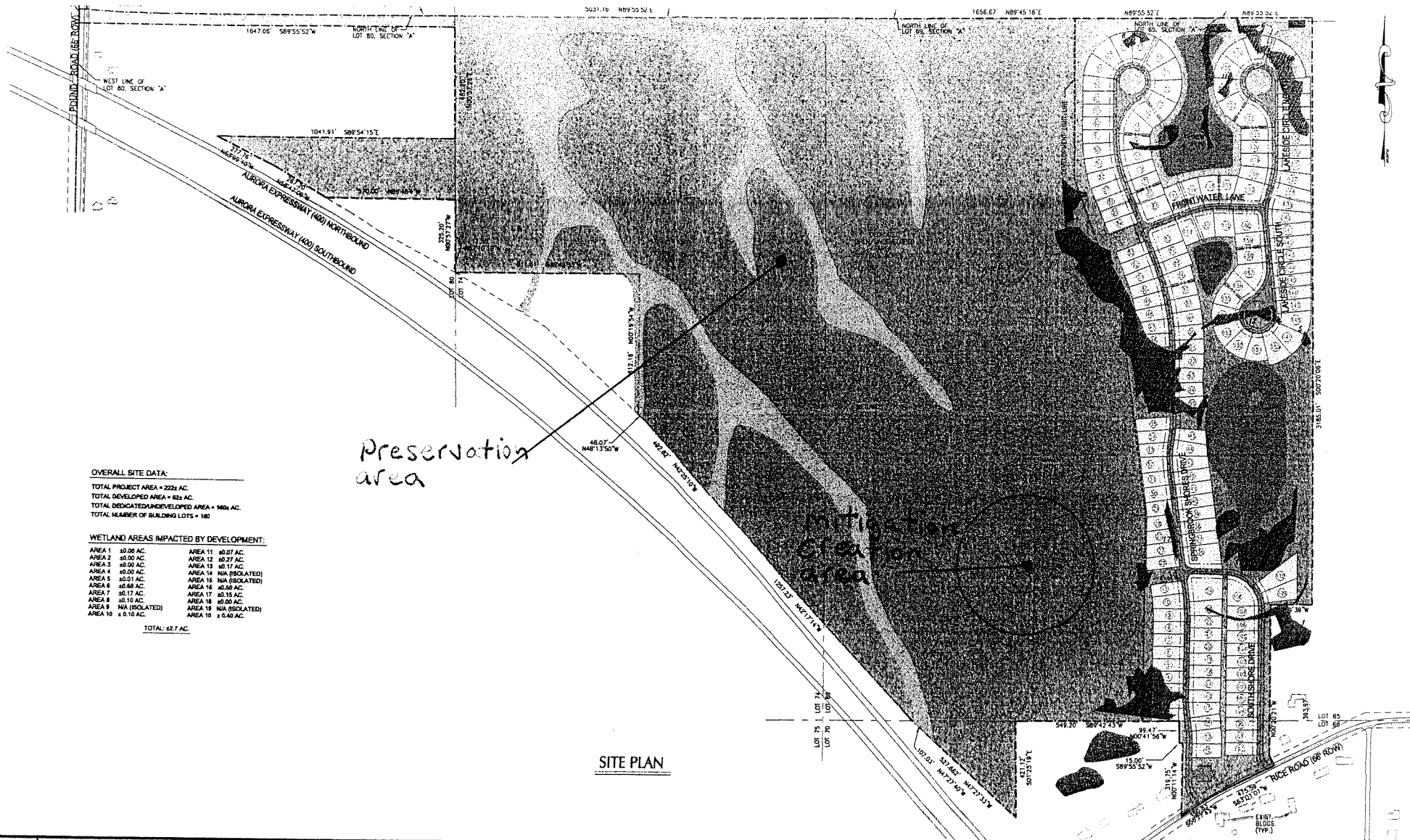


REVISIONS	DRAWN BY	DATE	DWG. NO.
	KOR	MAY 2003	SP.1
	CHECKED BY	SCALE	
	WFE	AS NOTED	
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PROJECT NO. 01-684			SHT. NO. 11 OF 42

G.T. RESOURCES INC. AND MARRANO  
MARC/EQUITY CORP.  
D/A Processing No. 2002-02289(1)  
Erie County, New York Quad: ORCHARD PARK  
Sheet 4 of 20







**OVERALL SITE DATA:**

TOTAL PROJECT AREA = 222.4 AC.  
 TOTAL DEVELOPED AREA = 62.4 AC.  
 TOTAL DEDICATED UNDEVELOPED AREA = 160.0 AC.  
 TOTAL NUMBER OF BUILDING LOTS = 180

**WETLAND AREAS IMPACTED BY DEVELOPMENT:**

AREA 1 ±0.06 AC.	AREA 11 ±0.07 AC.
AREA 2 ±0.00 AC.	AREA 12 ±0.27 AC.
AREA 3 ±0.50 AC.	AREA 13 ±0.17 AC.
AREA 4 ±0.00 AC.	AREA 14 N/A (ISOLATED)
AREA 5 ±0.01 AC.	AREA 15 N/A (ISOLATED)
AREA 6 ±0.66 AC.	AREA 16 ±0.50 AC.
AREA 7 ±0.17 AC.	AREA 17 ±0.15 AC.
AREA 8 ±0.10 AC.	AREA 18 ±0.00 AC.
AREA 9 N/A (ISOLATED)	AREA 19 N/A (ISOLATED)
AREA 10 ±0.10 AC.	AREA 20 ±0.40 AC.

TOTAL: 62.7 AC.

**SITE PLAN**



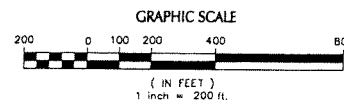
DiDonato Associates, P.E., P.C.  
 Civil Engineers  
 Buffalo, New York

**SPRINGBROOK SHORES**

G.T. RESOURCES INC., 2730 TRANSIT ROAD

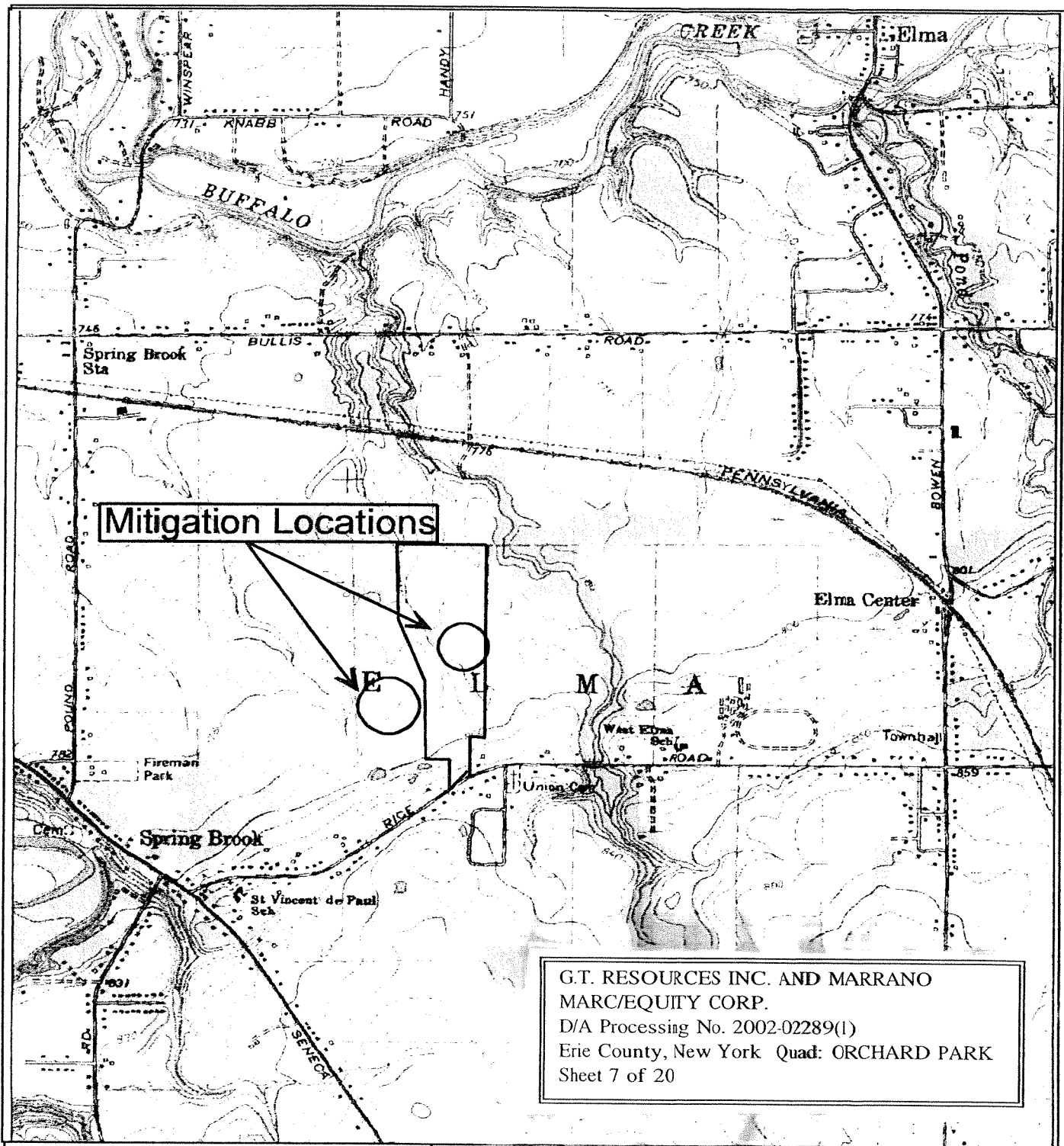
WEST SENECA, NEW YORK 14224

**OVERALL SITE PLAN**



REVISIONS	DRAWN BY:	DATE:	DWG. NO.
	WDR	3/28/03	OS.1
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	WDR	AS NOTED	
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PROJECT No. 01-654			

G.T. RESOURCES INC. AND MARRANO  
 MARC/EQUITY CORP.  
 D/A Processing No. 2002-02289(1)  
 Erie County, New York Quad: ORCHARD PARK  
 Sheet 6 of 20



**Figure 2.**  
USGS Quadrangle Map

Orchard Park, NY  
Quadrangle  
Scale 1:24000

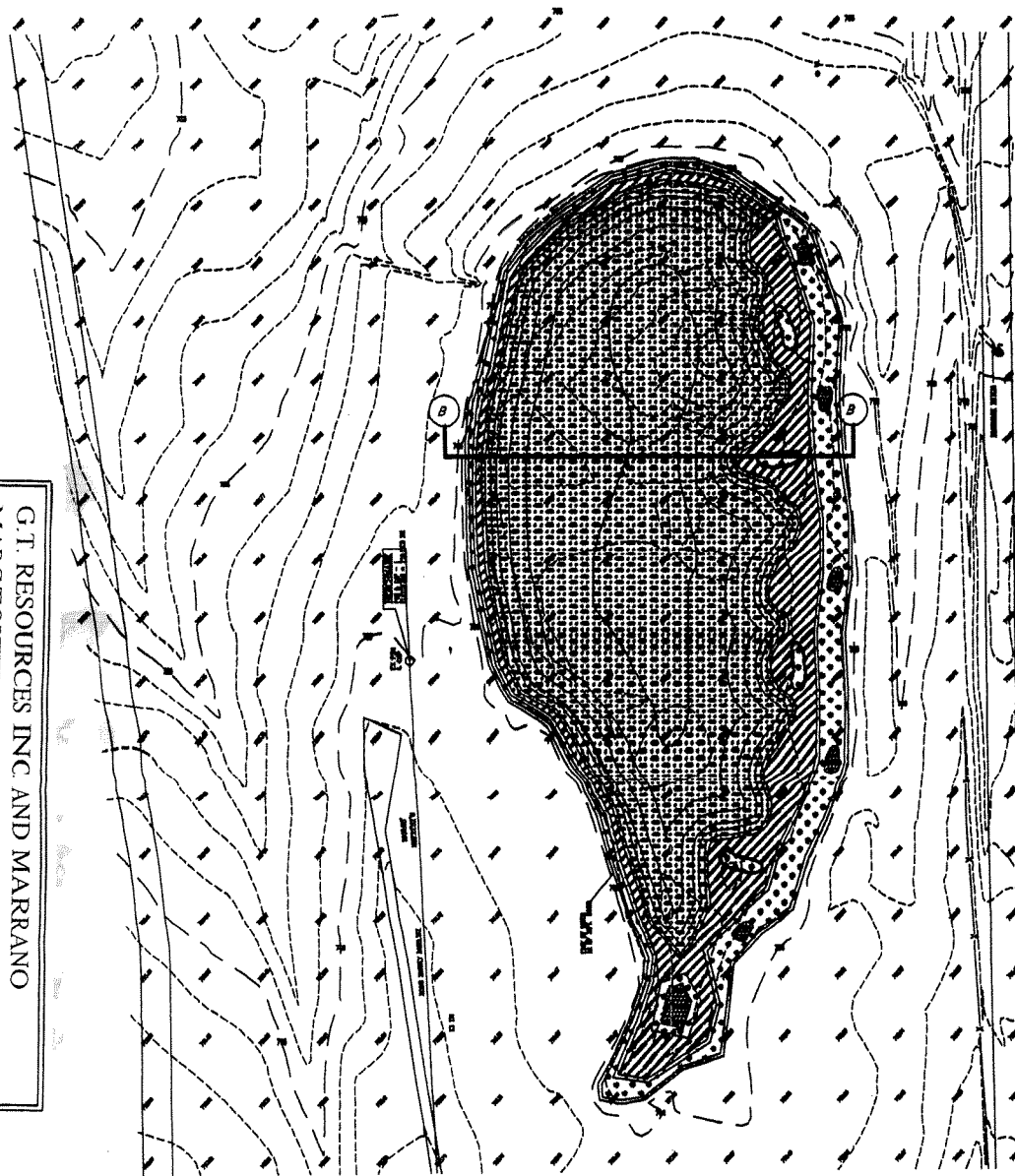


**Springbrook Shores Patio  
Home Subdivision**

**Wetlands Mitigation Site  
Location  
Town of Elma, Erie County, NY**



G.T. RESOURCES INC. AND MARRANO  
 MARC/EQUITY CORP.  
 D/A Processing No. 2002-02289(1)  
 Erie County, New York Quad: ORCHARD PARK  
 Sheet 9 of 20



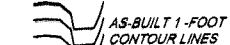
TOTAL POND AREA = 4.25± ACRES



EMERGENT - SUBMERGENT MARSH HABITAT = 1.85± ACRES  
 UNEVEN (HUMMOCKS) BOTTOM AREAS, 1 TO 2 FEET BELOW  
 BASIN EDGE ELEVATION



OPEN WATER HABITAT = 2.40± ACRES  
 RELATIVELY FLAT BOTTOM AREAS, ABOUT 3-10  
 FEET BELOW ELEVATION



AS-BUILT 1-FOOT  
 CONTOUR LINES



EXISTING CONTOUR LINE



EXISTING WATERS EDGE

#### POND ENHANCEMENT NOTES:

1. PUMP EXISTING WATER LEVEL PRIOR TO EXCAVATION.
2. PUMPING SHOULD OCCUR NO LATER THAN JULY OF CONSTRUCTION YEAR.
3. POND CONSTRUCTION DURING JULY, NO LATER THAN AUGUST.
4. IN AREAS OF EMERGENT/SUBMERGENT MARSH OVEREXCAVATE BY NOT LESS THAN 8 INCHES. REPLACE EXCAVATED MATERIAL WITH NOT LESS THAN 8 INCHES OF CLEAN TOP SOIL MATERIAL.
5. GRADE TOPSOIL ROUGH, LEAVING IRREGULARITIES OVER ENTIRE TOPSOIL AREA.
6. SEED EXPOSED TOPSOIL WITH NORTHEAST WETLAND RUSH/BULRUSH MIXTURE AT A RATE OF 3 LBS. PER ACRE.
7. SEED NOT LATER THAN AUGUST 15TH YEAR OF CONSTRUCTION.
8. OVERSEED WITH NORTHEAST WETLAND GRASS SEED MIXTURE AT A RATE OF 8 LBS PER ACRE.
9. BOTH MIXTURES MAY BE HYDROSEEDED AND HYDOMULCHED WITH APPROPRIATE FERTILIZING.

#### WETLAND MITIGATION PLANTING SPECS

NORTHEAST RUSH/BULRUSH MIXTURE SEED AT A RATE OF 3LBS/ACRE

COMMON NAME	SCIENTIFIC NAME
Soft Rush	<u>Juncus effusus</u>
Green Bulrush	<u>Scirpus atrovirens</u>
Wool Grass	<u>Scirpus cyperinus</u>
Soft Stem Bulrush	<u>Scirpus validus</u>
Common Three Square	<u>Scirpus pungens</u>

NORTHEAST WETLAND GRASS SEED MIXTURE SEED AT A RATE OF 8LBS/ACRE

COMMON NAME	SCIENTIFIC NAME
Creeping Bentgrass	<u>Agrostis stolonifera</u>
Rough Bluegrass	<u>Poa trivialis</u>
Meadow Foxtail	<u>Alopecurus arundinaceus</u>
Annual Ryegrass	<u>Lolium multiflorum</u>
Deertongue	<u>Panicum clandestinum</u>

SCALE 1" = 50'

SPRINGBROOK SHORES  
 POND ENHANCEMENT

RICE ROAD, TOWN OF ELMA  
 ERIE COUNTY, NEW YORK



Wilson Environmental Technologies, Inc.  
 2805 Wehrle Drive, Suite 2, Williamsville, NY 14221  
 (716) 565-3000 Fax (716) 565-9994

JOB NO. 316 FEBRUARY 19, 2004 SHEET 2 OF 3

# LEGEND

TOTAL MITIGATION = 5.35± ACRES

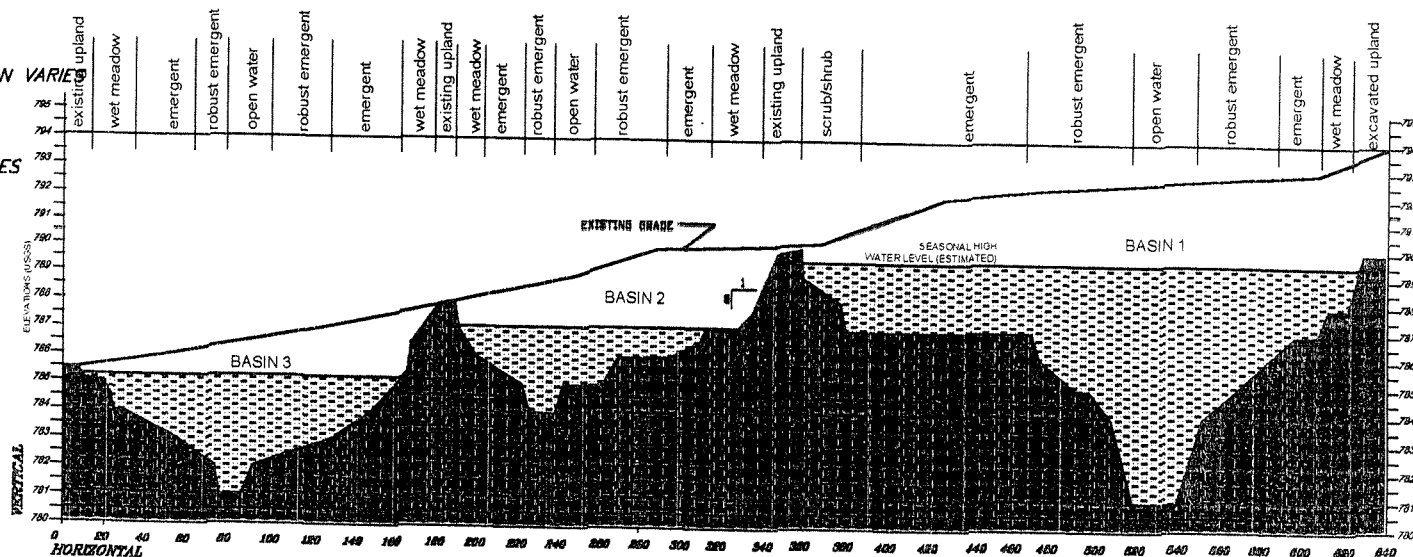
OPENWATER/ROBUST EMERGENT - ELEVATION VARIES  
AREA = 1.30± ACRES

EMERGENT MARSH ELEVATION - VARIES  
AREA = 2.01± ACRES

SCRUB/SHRUB - ELEVATION VARIES  
AREA = 0.40± ACRES

WET MEADOW ELEVATION - VARIES  
AREA = 1.10± ACRES

TRAIL & UPLAND HABITAT  
AREA = 0.54± ACRES

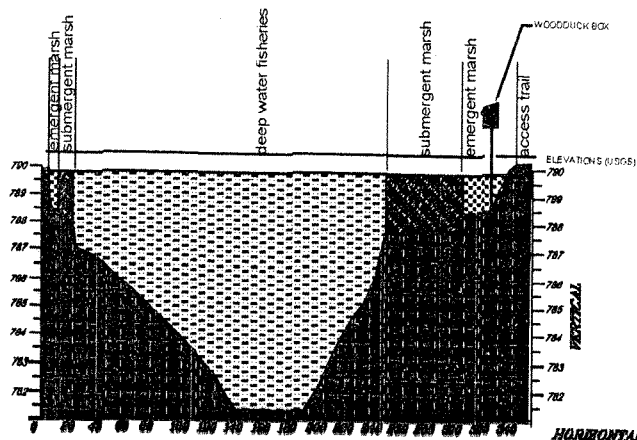


A-A CROSS-SECTION  
SCALE = AS SHOWN

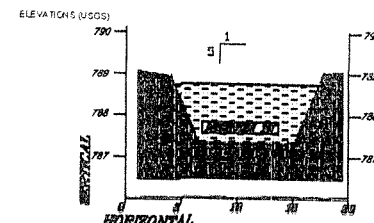
## CONSTRUCTION NOTES:

1. ALL EXCAVATED AREAS TO BE OVEREXCAVATED BY 8" TO BE REPLACED WITH TOPSOIL.
2. FINAL GRADES SHALL BE IRREGULAR AS DIRECTED BY WETLANDS CONSULTANT.
3. UPLAND HABITAT AREAS TO REMAIN AT EXISTING GRADE ELEVATION.
4. SEEDING TO BE DONE IN ACCORDANCE WITH SHEETS 1 AND 2 - PLAN VIEW CONSTRUCTION DRAWINGS.
5. ALL APPROPRIATE EROSION CONTROL METHODS TO BE APPLIED DURING CONSTRUCTION.
6. SIDE SLOPES OF CONNECTING SWALES SHALL BE NO STEEPER THAN 5:1. OTHER SLOPES SHALL APPROACH 8:1.
7. POND CONSTRUCTION SLOPES 6 TO 8 PERCENT IN EMERGENT/SUBMERGENT MARSH HABITAT. DEEP WATER SLOPES AT 3:1.
8. FISHERIES HABITAT TO HAVE STRUCTURES (STUMPS-SUBMERGED LOGS) SCATTERED ALONG BOTTOM FOR HABITAT FEATURES.

G.T. RESOURCES INC. AND MARRANO  
MARC/EQUITY CORP.  
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B-B CROSS-SECTION  
SCALE = AS SHOWN



TYPICAL SWALE SECTION  
SCALE = AS SHOWN

CROSS SECTIONALS

SPRINGBROOK SHORES PATIO HOME SUBDIVISION  
WETLAND MITIGATION/CREATION PLAN

RICE ROAD  
TOWN OF ELMA  
ERIE COUNTY, NEW YORK



Wilson Environmental Technologies, Inc.  
2805 Wehrle Drive, Suite 2, Williamsville, NY 14221  
(716) 565-3000 Fax (716) 565-9994

JOB NO. 316

FEB. 2004

SHEET 3 OF 3

## ALTERNATIVE DEVELOPMENTS STUDIED

**Exhibit "A"** - typical subdivisions with maximum permitted density

**Exhibit "B"** - five-acre parcels

**Exhibit "C"** - patio-home lots clustered for maximum open area and passive recreation

### Analysis:

**Exhibit "A"** - A typical subdivision designed to maximize the number of lots created the greatest negative impact to wetlands, Town services and the local school system. This plan was not desired by Town or residents and was inconsistent with the Town's desire to maintain its rural character.

**Exhibit "B"** - A development of five-acre parcels would reduce negative impacts compared to a typical subdivision but yields an expensive product affordable to only those families in the highest income brackets. Town roads requiring taxpayer maintenance and a high percentage of school aged children per unit created negative impacts to both highway and school budgets. Five-acre parcels have been readily available in Elma, however, the product does not reach an underserved market seeking quality affordable housing combined with a high percentage of maintained open space.

Although wetland impacts could be reduced by restrictions on a per lot basis, there is no ability to effectively monitor future wetland impact by owners of 5-acre parcels. Neither the 5-acre plan nor the typical subdivision will serve the market identified or create the large preserved open area desired.

**Exhibit "C"** - The clustering of patio home lots onto 25% (60-acres) of the project area creates the maximum amount of open area (75% or 180 acres) and greatest reduction in negative impacts to wetlands and Town/school budgets. It is consistent with municipal objectives to maintain rural character and because roads are private, there is no impact to highway maintenance budgets. Because patio home developments are substantially occupied by empty nesters, this plan has the least impact to schools.

The open area will be restricted from development and perpetually preserved by legally accepted conveyance wherein land set aside as preservation area shall not be altered.

The most significant positive impact to wetland areas is that the Homeowners Association filed with the NYS Attorney General provides a legally enforceable mechanism for the budgeting and funding necessary to maintain preservation areas and habitats.

## **REDUCTION OF WELAND IMPACTS Exhibit D, E & F**

The clustered plan (Exhibit "C") was chosen because it meets the objectives of the development, the municipality and offers the least impact to wetlands. Enclosed exhibits "D, E & F" show progressive lot configuration revisions to reduce wetland impacts.

## **NO BUILD/ ALTERNATIVE SITE ANALYSIS**

There are few if any other large sites for sale in Elma with availability to utilities and proximity to the Rt. 400 where 180 acres can be preserved while still providing a location acceptable to the marketplace. Project studies began in April, 2001. Substantial capital costs that have been expended on engineering, wetland delineation, archeological testing and surveying have eliminated a no-build option. This specific site meets all the requirements necessary to create Western New York's largest open are residential development.

## **EXHIBITS**

### **ALTERNATIVE DEVELOPMENT EXHIBITS**

- "A" Maximum density
- "B" Five-acre parcels
- "C" Patio home with open space

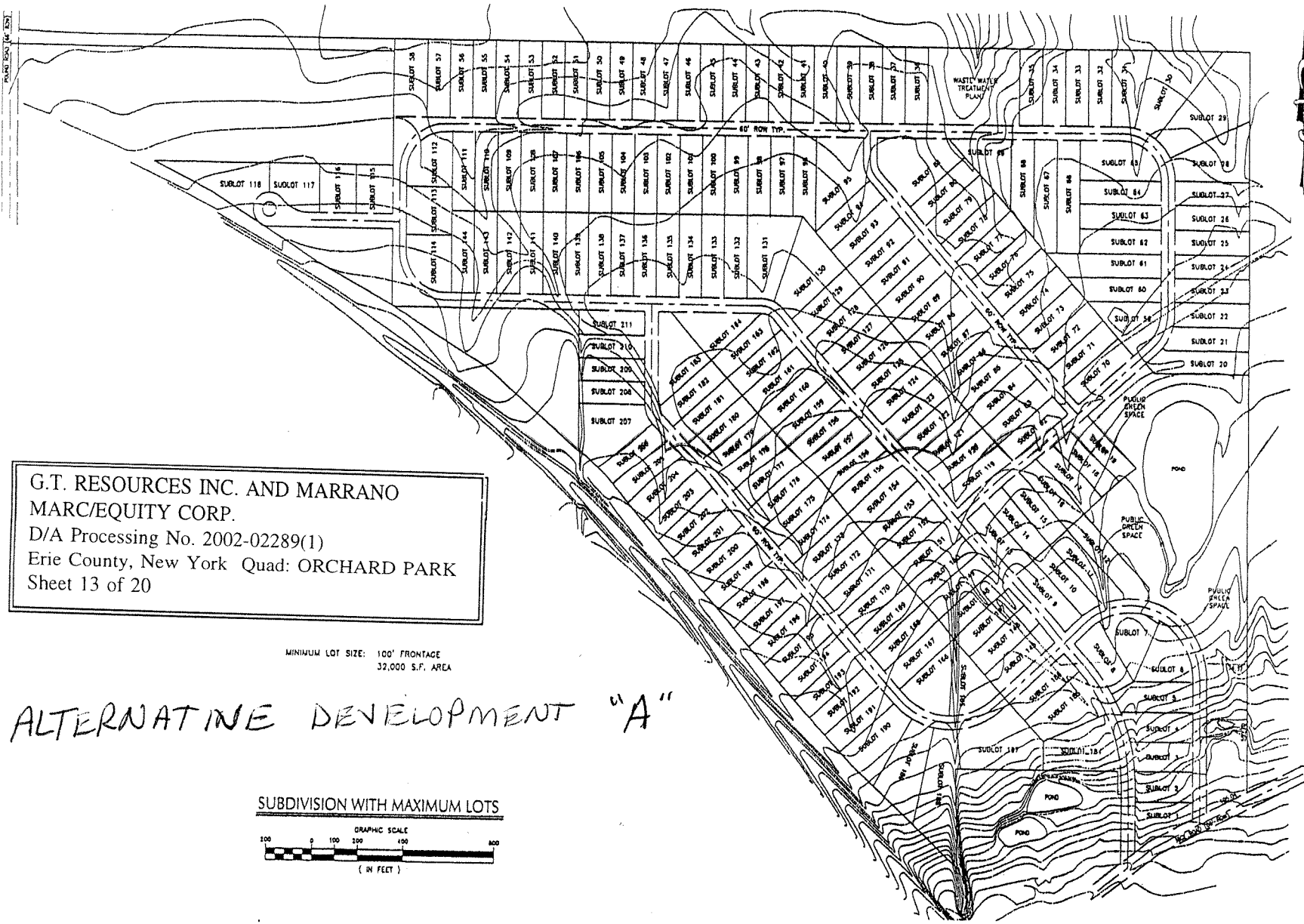
### **IMPACT REDUCTION EXHIBITS**

"D" through "J"

G.T. RESOURCES INC. AND MARRANO  
MARC/EQUITY CORP.  
D/A Processing No. 2002-02289(1)  
Erie County, New York Quad: ORCHARD PARK  
Sheet 12 of 20



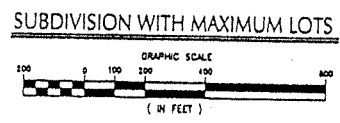
"A"



G.T. RESOURCES INC. AND MARRANO  
 MARC/EQUITY CORP.  
 D/A Processing No. 2002-02289(1)  
 Erie County, New York Quad: ORCHARD PARK  
 Sheet 13 of 20

MINIMUM LOT SIZE: 100' FRONTAGE  
 32,000 S.F. AREA

ALTERNATIVE DEVELOPMENT "A"



ALL INFORMATION ON THIS DRAWING  
 IS BASED ON A SURVEY PREPARED BY  
 PAUL & TAYLOR ASSOCIATES, LLP  
 DATED SURVEY 31, 1997

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO  
 THIS DOCUMENT IS A VIOLATION OF SECTION 1309,  
 PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW.

REGISTERED PROFESSIONAL ENGINEER  
 WEST SENeca, NEW YORK

SPRINGBROOK SHORES  
 2730 TRANSLAT ROAD

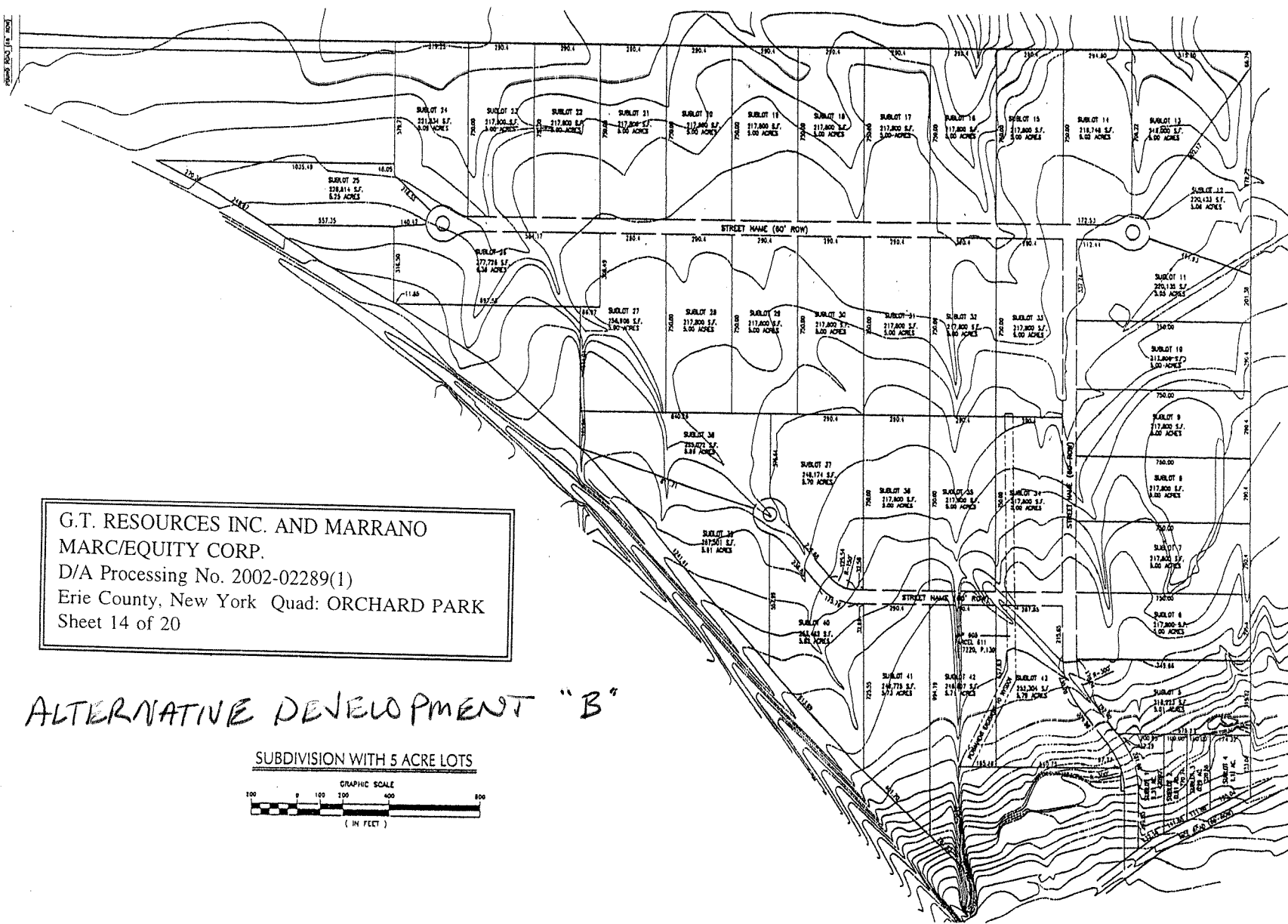
BUILD OUT SUBDIVISION

D/DONATO ASSOCIATES, P.C., P.E.  
 Buffalo, New York  
 Civil Engineers

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Checked by:	Date:
Project No. 01-181	June 2002
DWG. NO.	
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SHT. NO. - OF -	

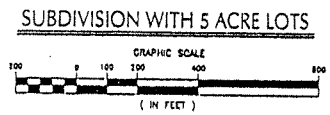


"B"



G.T. RESOURCES INC. AND MARRANO  
 MARC/EQUITY CORP.  
 D/A Processing No. 2002-02289(1)  
 Erie County, New York Quad: ORCHARD PARK  
 Sheet 14 of 20

ALTERNATIVE DEVELOPMENT "B"



DiDonato Associates, P.E., P.C.  
 Civil Engineers  
 Buffalo, New York

WEST SENeca, NEW YORK

RICE ROAD SUBDIVISION  
 RUGER ENTERPRISES, 2730 TRANSIT ROAD

PRELIMINARY MAP COVER

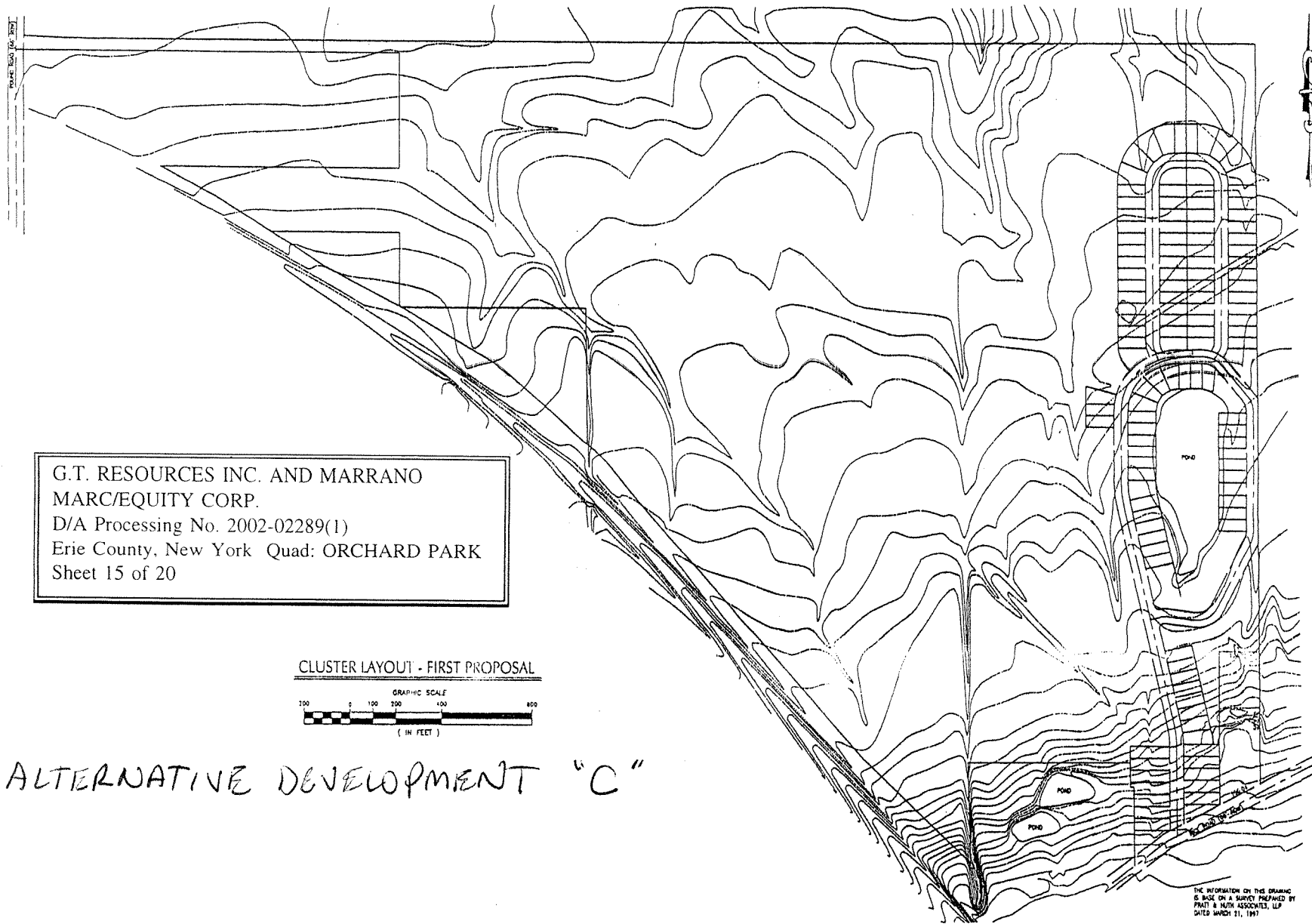
PROJECT NO.  
 SHEET NO.  
 DRAWN BY  
 CHECKED BY  
 DATE  
 AUG. 2001

PMC.1

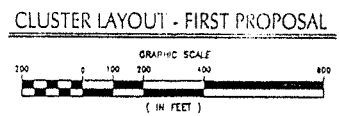
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SHT. NO. OF  
 02-04-10 PROJECT No. 01-101

"C"



G.T. RESOURCES INC. AND MARRANO  
 MARC/EQUITY CORP.  
 D/A Processing No. 2002-02289(1)  
 Erie County, New York Quad: ORCHARD PARK  
 Sheet 15 of 20



ALTERNATIVE DEVELOPMENT "C"

THE INFORMATION ON THIS DRAWING  
 IS BASED ON A SURVEY PREPARED BY  
 PAINT & MATH ASSOCIATES, LLP  
 DATED MARCH 31, 1997

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 PARAGRAPH 3 OF THE NEW YORK STATE EDUCATION LAW.

**DiDonato Associates, P.L.L.C.**  
 Civil Engineers  
 Buffalo, New York

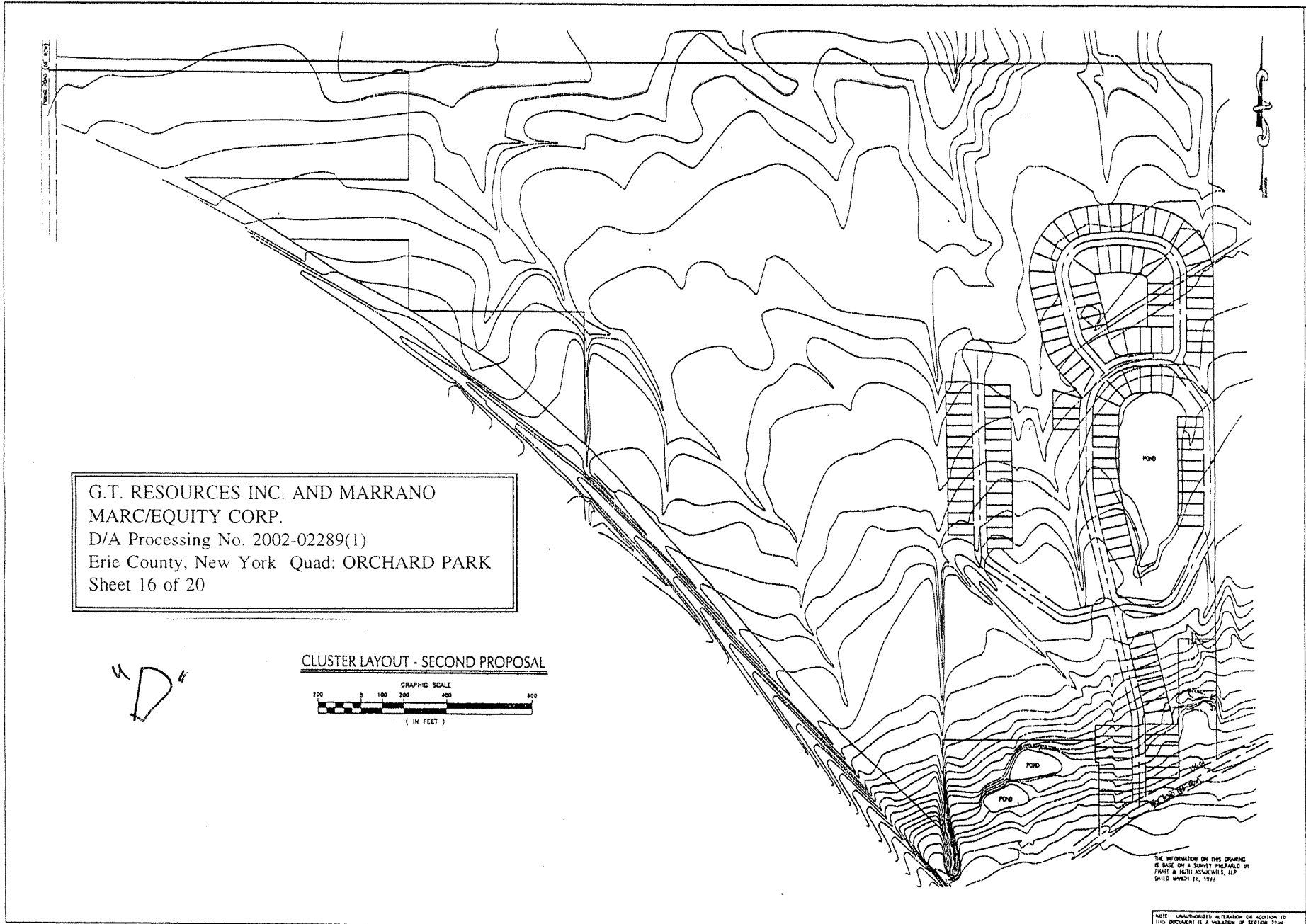
WEST SENeca, NEW YORK  
 SPRINGBROOK SHORES  
 REGULAR ENTERPRISES, 2730 TRANSFER ROAD

REVISIONS  
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 PROJECT NO. 91-884

DWG. NO.  
 CL.1

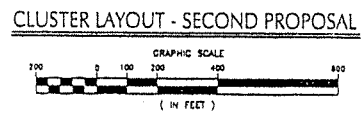
SHT. NO. - OF -

"D"



G.T. RESOURCES INC. AND MARRANO  
 MARC/EQUITY CORP.  
 D/A Processing No. 2002-02289(1)  
 Erie County, New York Quad: ORCHARD PARK  
 Sheet 16 of 20

"D"



THE INFORMATION ON THIS DRAWING  
 IS BASED ON A SURVEY PREPARED BY  
 PAUL & HENRI ASSOCIATES, LLP  
 DATED MARCH 21, 1997

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**Didonato Associates, P.E., P.C.**  
 Civil Engineers  
 Buffalo, New York

WEST SENECA NEW YORK  
 SPRINGBROOK SHORES  
 REICHER ENTERPRISES, 2730 TRANSIT RACED

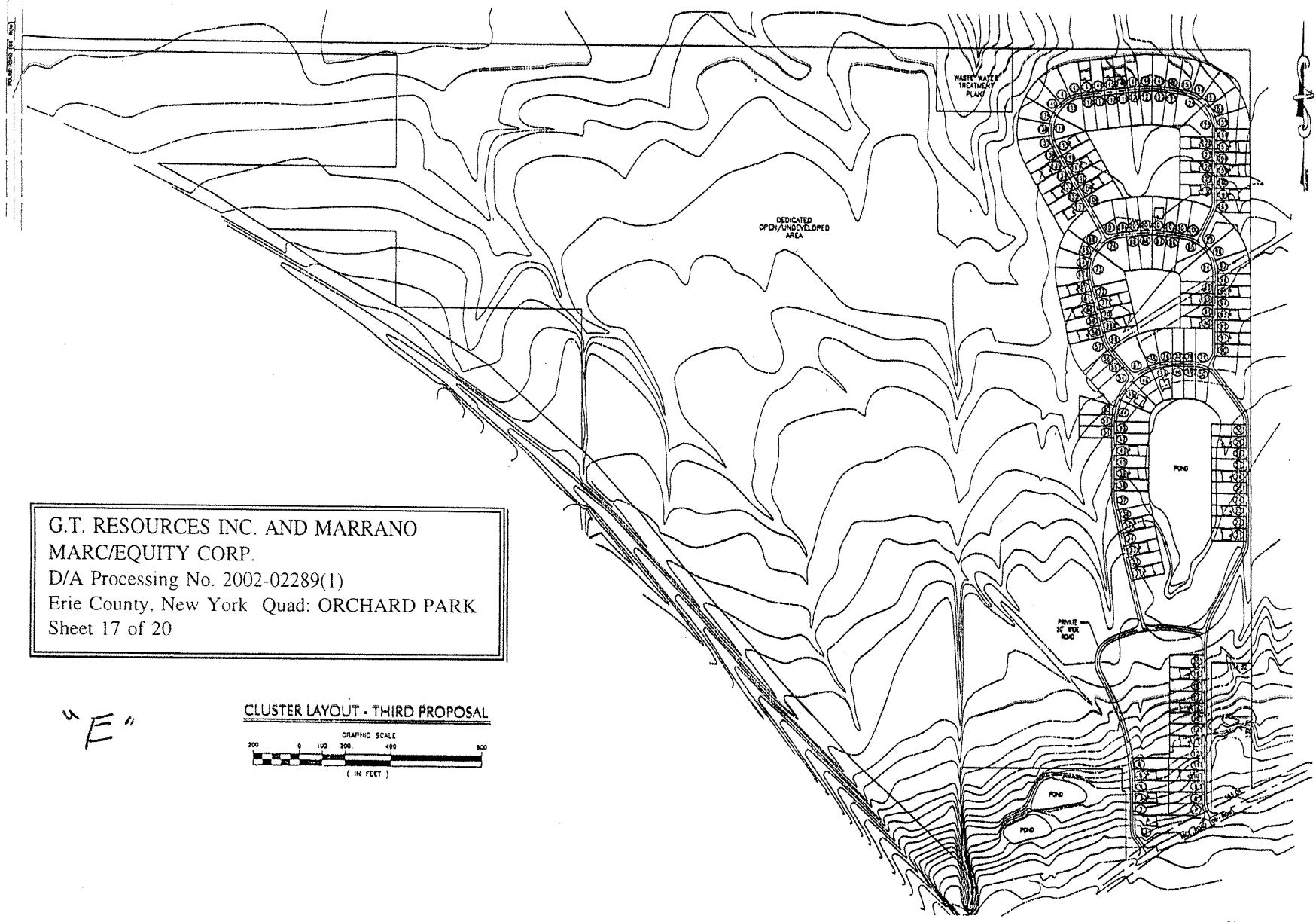
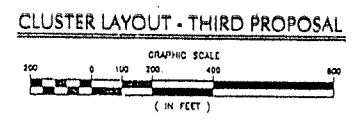
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PROJECT NO. 87-100	

DWC. NO.  
 CL.2  
 SHT. NO. - OF -

"E"

G.T. RESOURCES INC. AND MARRANO  
 MARC/EQUITY CORP.  
 D/A Processing No. 2002-02289(1)  
 Erie County, New York Quad: ORCHARD PARK  
 Sheet 17 of 20

"E"

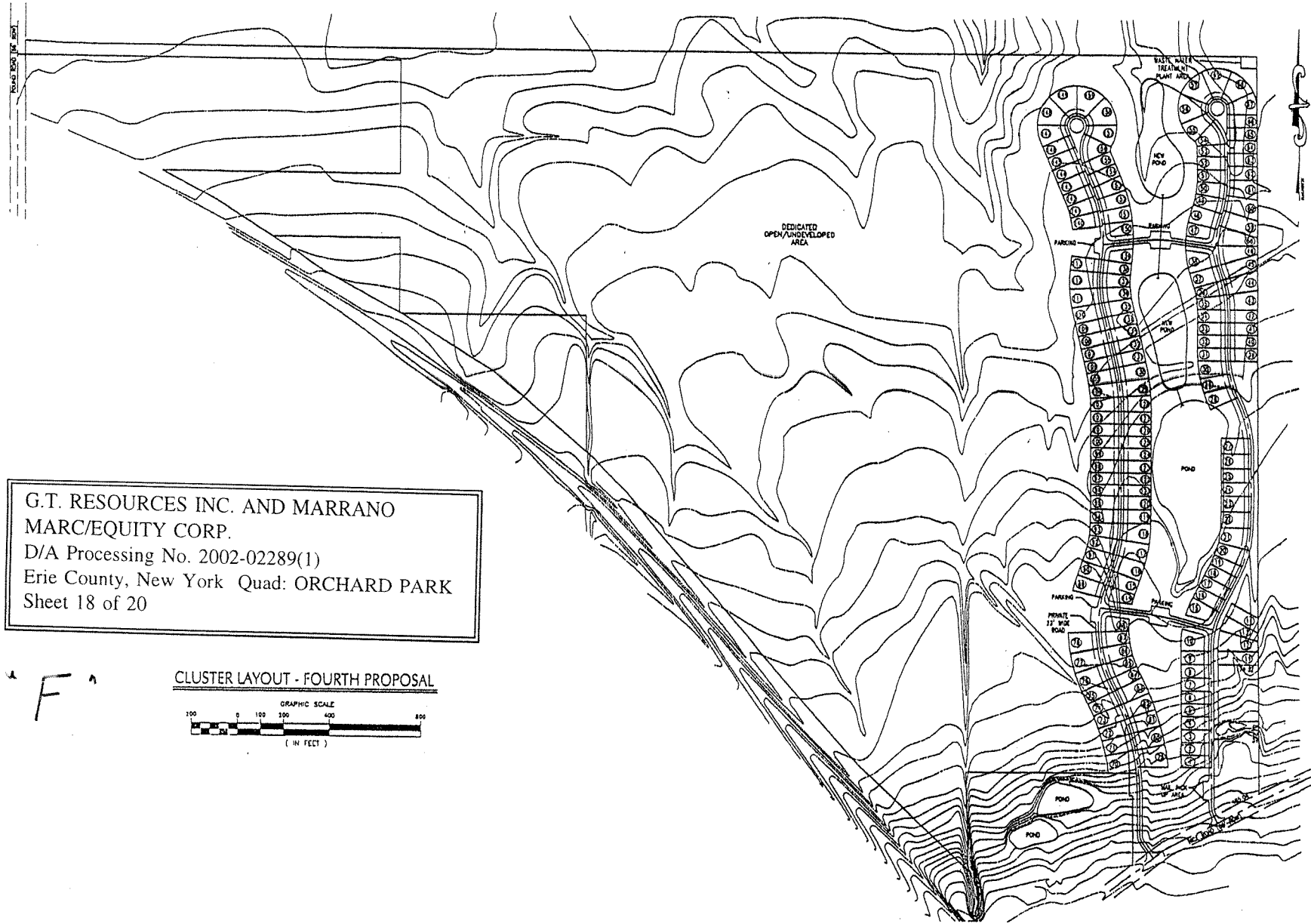


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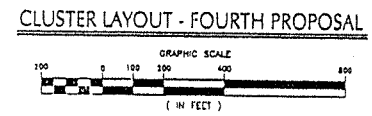
 DiDonato Associates, P.E., P.C. Buffalo, New York Civil Engineers	
WEST SENeca, NY 14226 REGISTERED PROFESSIONAL ENGINEER NO. 10000	
SPRINGBROOK SHORES CLUSTER PLAN	
DRAWN BY: SH	SCALE: AS SHOWN
CHECKED BY: SH	DATE: JUN 2002
PROJECT NO. 01-004	
DWG. NO.	
CL3	
SHEET NO. 17 OF 20	

"F"



G.T. RESOURCES INC. AND MARRANO  
 MARC/EQUITY CORP.  
 D/A Processing No. 2002-02289(1)  
 Erie County, New York Quad: ORCHARD PARK  
 Sheet 18 of 20

"F"



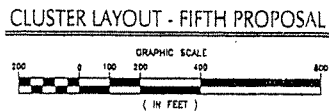
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 Didonato Associates, P.E., P.C. Civil Engineers Buffalo, New York	
WEST SENeca, NEW YORK REC'D ENTERPRISES, 2770 TRANSIT ROAD	SPRINGBROOK SHORES CLUSTER PLAN
DRAWN BY: ERI CHECKED BY: DTH PROJECT No: 01-004 DWC. NO.	SCALE: AS SHOWN DATE: JUL 2002 CL4 SHT. NO. -- OF --

"G"

G.T. RESOURCES INC. AND MARRANO  
MARC/EQUITY CORP.  
D/A Processing No. 2002-02289(1)  
Erie County, New York Quad: ORCHARD PARK  
Sheet 19 of 20



DEDICATED  
OPEN/UNDEVELOPED  
AREA

WASTE WATER  
TREATMENT  
PLANT

PARKING

PARKING

PARKING

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Civil Engineers  
Buffalo, New York

WEST SENeca, NEW YORK

SPRINGBROOK SHORES

MEGER ENTERPRISES, 2730 TRANSIT ROAD

CLUSTER PLAN

REVISIONS  
DRAWN BY: SCALE: AS SHOWN  
CHECKED BY: DATE: JAN. 2003  
PROJECT NO. 91-004  
DWG. NO.

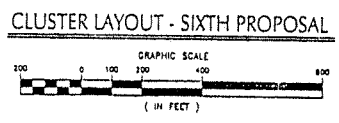
CL.5

SHEET NO. 19 OF 20

"H"

G.T. RESOURCES INC. AND MARRANO  
MARC/EQUITY CORP.  
D/A Processing No. 2002-02289(1)  
Erie County, New York Quad: ORCHARD PARK  
Sheet 20 of 20

"H"



DEDICATED  
OPEN/UNDEVELOPED  
AREA

SEWER WATER  
TREATMENT  
PLANT AND

POND

PARKING  
PRIVATE  
ST. WIDE  
ROAD

POND

POND

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DiDonato Associates, P.E., P.C. Civil Engineers Buffalo, New York	
WEST SENECA, NEW YORK	
SPRINGBROOK SHORES	CLUSTER PLAN
REGULATORY, 2730 TRANSIT ROAD	
NEW YORK	
DRAWN BY: LHM	SCALE: AS SHOWN
CHECKED BY: BTH	DATE: FEB. 2002
PROJECT NO. 91-004	
DWG. NO.	
CL.6	
SHT. NO. 20 OF 20	